

Use of Sea Containers Policy

City Policy

Responsible Directorate: Planning and Community Development

Objective: To guide and control the use of sea containers within the City of Joondalup.

1. Authority:

This Policy has been prepared in accordance with Clause 8.11 of the *City of Joondalup District Planning Scheme No. 2*, which allows Council to prepare local planning policies relating to planning or development within the Scheme area.

2. Application:

This Policy applies to all land zoned by the City of Joondalup District Planning Scheme No. 2

3. Statement:

Due to their bulk and often dilapidated appearance, sea containers can have a negative visual impact on the surrounding area, particularly when used in residential areas. Therefore, this policy seeks to:

- i ensure that the use of sea containers does not detract from the amenity, character and established or intended streetscape of an area.
- ii provide additional guidance and requirements in addition to those contained in the District Planning Scheme No. 2.

4. Details:

4.1 The following will apply to the use of sea containers in the following zones:

- i **Residential, Special Residential, Mixed Use, Urban Development, Civic & Cultural, and Rural zones**

The permanent use of a sea container is not acceptable in these zones under any circumstances.

ii **Commercial, Business, Service Industrial, Private Clubs/Recreation, Centre zones**

The permanent use of sea containers may be acceptable in the above zones, with planning approval, provided:

- The container is not visible from any street or adjoining property.
- Where visible from an area internal to the site, the container is painted a colour that matches, or is complementary to, the colour of the existing buildings on the property.
- The container is not located within any approved car parking or landscaped areas.

4.2 The temporary use of a sea container may be acceptable in any zone without planning approval, whether on the verge or private property, provided:

- The container is only used in conjunction with building construction or subdivision that is occurring or approved to occur on the subject or adjoining site, and only up to a maximum of 12 months; or
- The container is only used for the loading or unloading of goods and only up to a maximum of 7 days; and
- The container is positioned so as not to obscure vehicle sightlines; and
- A formal request is received and a letter is issued from the City approving the temporary nature of the sea container, and its period of use.

4.3 In all circumstances:

- Containers are to be used for storage purposes only, and shall not be used for any habitable or industrial purpose.
- Containers are only to be used in conjunction with an approved use on the lot.

Creation Date:

Amendments:

Related Documentation:

Use of Sea Containers Policy

City Policy

Responsible Directorate: Planning and Community Development

Objective: To guide and control the use of sea containers [for storage and other non-habitable uses](#) within the City of Joondalup.

1. Authority:

This Policy has been prepared in accordance with Clause 8.11 of the *City of Joondalup District Planning Scheme No. 2*, which allows Council to prepare local planning policies relating to planning or development within the Scheme area.

2. Application:

This Policy applies all land zoned by the City of Joondalup District Planning Scheme No. 2

3. Statement:

Due to their bulk and often dilapidated appearance, sea containers can have a negative visual impact on the surrounding area, particularly when used in residential areas. Therefore, this policy seeks to:

- i ensure that the use of sea containers does not detract from the amenity, character and established or intended streetscape of an area.
- ii provide additional guidance and requirements in addition to those contained in the *District Planning Scheme No. 2*.

4. Details:

4.1 The following will apply to the use of sea containers in the following zones:

- i **Residential, Special Residential, Mixed Use, Urban Development, Civic & Cultural, and Rural zones**

~~The permanent use of a sea container is not acceptable in these zones under any circumstances.~~ The permanent use of a sea container is not acceptable in these zones unless it is demonstrated that, through the submission of a planning application, the sea container is:

- a. not visible from the street and
- b. clad with materials and is a colour that matches, or is complementary to, the materials and colour of the existing buildings on the property.

ii **Commercial, Business, Service Industrial, Private Clubs/Recreation, Centre zones, Local Reserves**

The permanent use of sea containers may be acceptable in the above zones, with planning approval, provided:

- a. The sea container is not visible from any street or adjoining property.
- b. Where visible from an area internal to the site, the sea container is painted or clad with material in a colour that matches, or is complementary to, the colour of the existing buildings on the property.
- c. The sea container is not located within any approved car parking or landscaped areas.

4.2 The temporary use of a sea container may be acceptable in any zone without planning approval, whether on the ~~subject verge or private property~~ or the adjoining verge, provided:

- a. The sea container is only used in conjunction with building construction or subdivision work that is occurring or approved to occur on the subject ~~site or adjoining site~~, and only up to a maximum of 12 months; or
- b. The sea container is only used for the loading or unloading of goods that is occurring on the subject site and only up to a maximum of 7 days; and
- c. The sea container is positioned so as not to obscure vehicle sightlines; and
- d. A formal request is received and a letter is issued from the City approving the temporary nature of the sea container, and its period of use, in accordance with the provisions of clause 6.1.3 (h)(i) of District Planning Scheme No. 2.

• Note: Clause 4.2 (d) above does not apply if the sea container is in place for less than 48 hours.

4.3 In all circumstances:

- a. ~~Sea Containers are to be used for storage purposes only, and~~ shall not be used for any ~~habitable or~~ industrial purpose.
- b. ~~Sea Containers~~ are only to be used in conjunction with an approved use on the lot.

Creation Date:

Amendments:

Related Documentation: • *District Planning Scheme No 2*